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BOARD OF TOWN TRUSTEES
TOWN OF SOUTHDOLD

AGENDA

Wednesday, December 14, 2016

5:00PM

CALL MEETING TO ORDER
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, January 10, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday, January 18, 2017 at 5:30 PM

WORK SESSIONS: Tuesday, January 17, 2017 at 4:30 PM at Downs Farm, and on
Wednesday, January 18, 2017 at 5:00 PM at the Main Meeting Hall

ORGANIZATIONAL MEETING: Monday, January 9, 2016 at 5:30PM at the Annex Executive
Board Room

MINUTES: Approve Minutes of November 16, 2016.

- I. **MONTHLY REPORT:** The Trustees monthly report for November 2016. A check for \$7,776.24 was forwarded to the Supervisor's Office for the General Fund.
- II. **PUBLIC NOTICES:** Public Notices are posted on the Town Clerk's Bulletin Board for review.
- III. **STATE ENVIRONMENTAL QUALITY REVIEWS:**

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VI Public Hearings Section of the Trustee agenda dated Wednesday, December 14, 2016, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Rachel Cashwell – SCTM# 1000-71-2-3

Castelforte, LLC, c/o Maggie N. Sparagna – SCTM# 1000-78-2-38

William & Aida Hartung – SCTM# 1000-117-5-15

Jujax Partners, LLC – SCTM# 1000-94-1-11

1625 Indian Neck Holding Corp. – SCTM# 1000-86-5-8.1

George & Debra Coritsidis – SCTM# 1000-89-2-3 & 5.1

Elizabeth W. Furse – SCTM# 1000-10-3-5

Joseph & Linda Sciotto – SCTM# 1000-126-11-20
 Marc & Deirdre Sokol – SCTM# 1000-123-7-7.3
 Brewer Yacht Yard at Greenport – SCTM# 1000-36-1-1
 Sally Coonan – SCTM# 1000-80-1-4

IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:

1. Samuels & Steelman Architects on behalf of **DENNIS HICKEY** requests an Administrative Permit for the existing 9'8"x11' (106sq.ft.) enclosed porch to be renovated and to become interior space of dwelling. Located: 175 Clearwater Lane, Cutchogue. SCTM# 1000-118-5-2.2

2. Shawn M. Barron, M.S. on behalf of **CAMERON DOWE** requests an Administrative Permit to install a 4' wide by 78' long wood walkway from the shed to the dock. Located: 975 Cedar Point Drive West, Southold. SCTM# 1000-90-1-5

3. Gary Steinfeld on behalf of **SUSAN HOLDEN** requests an Administrative Permit to construct a 9.5'x9.7' one-story bath addition; proposed 1.7'x5.2' expansion and reconstruction of existing 5.1'x5.2' front porch; construct a 3.5'x4.5' in-fill to existing 3.5'x10.3' rear entry porch; reconstruct and expand existing 12.1'x10.3' on-grade hot tub deck by expanding it by an additional 15'x12.3', raise the elevation to meet existing seaward deck and center existing 7.3'x7.3' hot tub on deck; new deck to connect to existing 12.1'x15.8' seaward deck to be reconstructed as necessary; and for 200 linear feet of garden fence. Located: 186 Willow Terrace Lane, Orient. SCTM# 1000-26-2-4.1

4. Michael Kimack on behalf of **WILLIAM MURPHY & KIMBERLY REECE** requests an Administrative Permit to replace the existing decking, treads on three (3) sets of stairs, railing, railing posts, and bench structure with new in-place on the existing 23.7'x14.5' raised deck attached to dwelling. Located: 1652 Bridge Lane, Cutchogue. SCTM# 1000-118-1-4.1

V. APPLICATIONS FOR EXTENSIONS/TRANSFERS/ADMINISTRATIVE AMENDMENTS:

1. William C. Goggins, Esq. on behalf of **DONIELLE CARDINALE McKINNON** requests a Transfer of Wetland Permit #1635 from Robert J. Skinner to Donielle Cardinale McKinnon, as issued on July 8, 1983, and Amended on July 23, 2008. Located: 615 South Drive, Mattituck. SCTM# 1000-106-11-22

2. William C. Goggins, Esq. on behalf of **DONIELLE CARDINALE McKINNON** requests a Transfer of Wetland Permit #382 from Robert J. Skinner to Donielle Cardinale McKinnon, as issued on October 3, 1966, and Amended on March 23, 2000. Located: 615 South Drive, Mattituck. SCTM# 1000-106-11-22

3. David Jannuzzi, Esq. on behalf of **PAUL KATZ & LOUISE CHASEN** request a Transfer of Wetland Permit #409 from Herbert Mandel to Paul Katz & Louise Chasen, as issued on June 25, 1987. Located: 100 West Mill Road, Mattituck. SCTM# 1000-113-4-2

4. Frank Uellendahl on behalf of **GINO MENCHINI** requests a Transfer of Wetland Permit #8674 from William H. Price, Jr., Esq. to Gino Menchini, as issued on September 16, 2015; and for an Administrative Amendment to Wetland Permit #8674 for the existing 8'x8' hot tub integrated into the raised deck area at elevation +/-11.75' MSL. Located: 100 Bay Road, Greenport. SCTM# 1000-43-5-10

5. En-Consultants on behalf of **CONSTANTINE & PAMELA STAMIDIS** requests an Administrative Amendment to Wetland Permit #8880 to construct a landward expansion to the proposed dwelling consisting of a 2'x12.5' extension of the dwelling footprint; and a 4'x12.5' covered porch with 3.5' wide steps to grade. Located: 1325 Bayview Avenue, Southold. SCTM# 1000-52-5-13

6. **GEORGE CURIS** requests an Administrative Amendment to Wetland Permit #8435 for the as-built relocation of pool enclosure fencing located around the pool in lieu of along the side yard lot lines and along the 18' contour line on bluff; and to replace proposed pool patio decking with the as-built 772sq.ft. concrete paver pool patio area. Located: 3190 North Sea Drive, Orient. SCTM# 1000-15-1-5

VI. PUBLIC HEARINGS:

THIS IS A PUBLIC HEARING IN THE MATTER OF THE FOLLOWING APPLICATIONS FOR PERMITS UNDER THE WETLANDS ORDINANCE OF THE TOWN OF SOUTHOLD. I HAVE AN AFFIDAVIT OF PUBLICATION FROM THE SUFFOLK TIMES. PERTINENT CORRESPONDENCE MAY BE READ PRIOR TO ASKING FOR COMMENTS FROM THE PUBLIC.

PLEASE KEEP YOUR COMMENTS ORGANIZED AND BRIEF.
FIVE (5) MINUTES OR LESS IF POSSIBLE

AMENDMENTS:

1. Jeffrey Patanjo on behalf of **RACHEL CASHWELL** requests an Amendment to Wetland Permit #8899 to relocate the proposed dwelling further seaward with an attached 868sq.ft. seaward side deck in lieu of a 912sq.ft. deck; for a proposed 18'x40' pool to be installed 50' landward of the bulkhead in lieu of 73.3'; and to install an outdoor shower against the dwelling. Located: 515 Harbor Lights Drive, Southold. SCTM# 1000-71-2-3

2. En-Consultants on behalf of **CASTELFORTE, LLC, c/o MAGGIE N. SPARAGNA** requests a Transfer of Wetland Permit #1807 from Robert Wilson to Castelforte, LLC, c/o Maggie N. Sparagna, as issued on April 30, 1984; and for an Amendment to Wetland Permit #1807 to remove existing 6'x20' floating dock and two (2) pilings, and construct a fixed "L" shaped timber dock consisting of a 4'x34' catwalk (included +/-3' steps to grade at landward end) leading to a 6'x12' fixed "L" shaped platform at seaward end. Located: 2100 Glenn Road, Southold. SCTM# 1000-78-2-38

3. **HAROLD J. BAER** requests an Amendment to Wetland Permit #6170 to construct a 4'x40' seaward extension onto existing 4'x65' fixed dock for a total of a 4'x105' fixed dock; and to relocate existing steps to grade to seaward end of new extension. Located: 1425 Meadow Beach Lane, Mattituck. SCTM# 1000-116-7-6
POSTPONED

4. Michael Kimack on behalf of **SOUNDFRONT HOLDINGS, LLC** request an Amendment to Wetland Permit #8047 and Coastal Erosion Permit #8047C for the existing collapsed steel bulkhead behind concrete seawall and existing damaged concrete seawall to remain; remove the collapsed bluff stairs and steel sheet piling retaining wall from face of bluff; the originally proposed bulkhead with 10' and 20' returns, proposed 47' vinyl retaining wall with 9' and 10' returns, and proposed timber terracing walls on face of bluff were not constructed; for the as-built stabilizing of the concrete bulkhead by placing approximately 1,000 tons of large stones in between the steel bulkhead and concrete bulkhead and top off with 4-6+ stones; as-built gabion return wall along the westerly adjoining property line; cut collapsed steel bulkhead down below finish grade; as-built six tiered retaining wall system, completely integrated, to stabilize slope and protect westerly property line; redesigned bluff stairs to attach to retaining walls; bluff stairs were constructed 4' wide and 45.2' long in lieu of 50' with a 23sq.ft. top landing and a 24.5sq.ft. bottom landing; replaced collapsed brick patio with as-built 176sq.ft. natural irregular shaped bluestone patio between dwelling and top retaining wall; as-built 73sq.ft. lower tier bluestone patio; as-built wire fencing along top retaining wall; added fill to terraced areas; a ±450sq.ft. sandy beach area landward of stone bulkhead; re-

vegetated void areas with American beach grass and rosa rugosa. Located: 20275 Soundview Avenue, Southold. SCTM# 1000-51-4-8
POSTPONED

WETLAND & COASTAL EROSION PERMITS:

1. L.K. Mclean Associates on behalf of **MATTITUCK PARK DISTRICT** requests a Wetland Permit and a Coastal Erosion Permit to install a 25' wide by 40' long steel shade shelter supported by six (6) foundation columns over a proposed 4" (25'x40') concrete slab; and to install an approximately 12'x24' timber deck fastened onto the existing concrete slab that is attached to the existing lifeguard building. Located: 5155 Breakwater Road, Breakwater Beach, Mattituck. SCTM# 1000-99-2-19.1
POSTPONED

2. Docko, Inc. on behalf of **BRIM FISHERS ISLAND TRUST, c/o JOHN BRIM** requests a Wetland Permit and a Coastal Erosion Permit to construct a 4' wide by +/-181 linear foot long fixed wood pile and timber pier; a 3.5'x20' ramp; an 8'x20' floating dock with four (4) restraint piles; install four (4) tie-off piles; relocate boulders within the vicinity of the proposed float and berthing areas under the new pier; and on top of existing concrete foundation pier located in beach area construct a proposed +/-18'x28' wood platform. Located: 3206 Brooks Point Road, Fishers Island. SCTM# 1000-4-3-3
POSTPONED

WETLAND PERMITS:

1. Jeffrey Patanjo on behalf of **WILLIAM & AIDA HARTUNG** request a Wetland Permit to remove existing deteriorated dock and construct a 4'x16' fixed dock; a 30"x14' ramp; and a 6'x20' floating dock supported by two (2) 8" diameter piles; dredge approximately 22 cubic yards of clean sand from the area surrounding floating dock to a depth of 30" below mean low water; and that the dredged material to be trucked off to an approved upland location. Located: 1200 Old Harbor Road, New Suffolk. SCTM# 1000-117-5-15

2. En-Consultants on behalf of **JUJAX PARTNERS LLC** requests a Wetland Permit to clear an approximately 9,650sq.ft. area located between 50' and 100' from the top of bluff for the purposes of constructing a dwelling, in-ground swimming pool and appurtenances which will be located more than 100' from the top of bluff. Located: 1975 Soundview Avenue, Mattituck. SCTM# 1000-94-1-11

3. En-Consultants on behalf of **1625 INDIAN NECK HOLDING CORP.** requests a Wetland Permit to remove existing 4'x74' fixed timber catwalk and construct in its place a proposed elevated fixed "L" shaped timber dock using open grate decking consisting of a 4'x123' elevated catwalk leading to a 6'x16' fixed platform at its seaward end. Located: 1625 Indian Neck Lane, Peconic. SCTM# 1000-86-5-8.1

4. J.M.O. Environmental Consulting on behalf of **GEORGE & DEBRA CORITSIDIS** requests a Wetland Permit for the existing one-story $\pm 73.8' \times 30.2'$ dwelling with walk out basement and attached 23.8'x32' two-car garage with deck above; construct a 16sq.ft. one-story addition; a 70sq.ft. covered porch; relocate existing 64sq.ft. open wood deck; and to construct a 319sq.ft. one-story addition to dwelling. Located: 1800 Cedar Beach Road & 265 Orchard Lane, Southold. SCTM# 1000-89-2-3 & 5.1

5. Samuel W. Fitzgerald, AIA on behalf of **ELIZABETH W. FURSE** requests a Wetland Permit to construct a proposed one story 360sq.ft. addition onto existing 24'x27' two-story dwelling; on seaward side of new addition, construct a 175sq.ft. open deck extension with stairs to natural grade to be connected to existing 12'x32' seaward deck. Located: 2412 Peninsula Road, Fishers Island. SCTM# 1000-10-3-5

6. Michael Kimack on behalf of **JOSEPH & LINDA SCIOTTO** request a Wetland Permit to remove existing deck & patio attached to dwelling and construct a proposed 16'x32' in-ground swimming pool; a 1,056sq.ft. pool patio at grade; a 4'x8' pool equipment enclosure; install a 2'x8' backwash leaching pool; install +/-125' of 4' high glass pool fencing with two gates; remove existing deck between bulkhead and retaining wall and construct a proposed 11.4'x17.5' (199.5sq.ft.) raised deck with $\pm 3.5'$ wide steps from retaining wall to deck, $\pm 3.5'$ wide steps from deck to grade landward of bulkhead, and a 4'x8' cantilevered platform leading off of the deck and over the bulkhead with $\pm 3.5'$ wide steps to beach which are to be installed parallel to bulkhead. Located: 8380 Great Peconic Bay Boulevard, Laurel. SCTM# 1000-126-11-20

7. Michael Kimack on behalf of **MARC & DEIRDRE SOKOL** requests a Wetland Permit for the as-built 1,714sq.ft. wood deck attached to seaward side of dwelling; as-built 61.9sq.ft. hot tub on a 345.8sq.ft. patio, and 3' wide stone walkway from deck to bulkhead; install a proposed 16'x32' in-ground swimming pool; install a proposed 1,454.5sq.ft. bluestone patio with 215sq.ft. pergola; install approximately 730 linear feet of 8' high deer fencing and 252 linear feet of 4' high wood picket fencing with gate; and for a proposed bluestone fire-pit area landward of top of bluff. Located: 308 Park Avenue, Mattituck. SCTM# 1000-123-7-7.3

8. High Point Engineering on behalf of **BREWER YACHT YARD AT GREENPORT** requests a Wetland Permit for the removal of +/-507 linear feet of existing dilapidated timber bulkhead and replacement with +/-507 linear feet of new vinyl sheathing bulkhead in-place, along with raising of bulkhead by 2', and ordinary maintenance involving back dredging to facilitate the installation of the new vinyl bulkhead with the dredged material to be replaced on-site; removal of existing fixed and floating docks and installation of new floating docks in new configuration constructed of IPE decking with CCA treated wood framing and HDPE floatation boxes; dimensions of floating docks as follows: (2) @ 6' wide x 35' long, (2) @ 6' wide x 40' long, (1) @ 6' wide x 48' long, (3) @ 6' wide x 50' long, (1) @ 6' wide x 52' long and (2) @ 6' wide x 60' long; total floating dock area of 3,120 SF; installation of (13) new +/-3' wide by +/-13' long aluminum gangways with aluminum handrails and associated +/-3' wide IPE wood ramps leading from gangways to existing asphalt paved parking area; removal of existing dilapidated timber piles and installation of new 10" diameter x 20' deep CCA treated fender piles along new bulkhead at 6' on center, as well as (2) new 12" diameter by 20' deep CCA treated piles per floating dock for anchoring purposes, construction of new +/-4' wide by +/-75' long (+/-300 SF) section of IPE wood walkway starting at border of Town of Southold/Village of Greenport and proceeding north along bulkhead with +/-6' to +/-20' wide by +/-13' long (+/-132sq.ft.) IPE wood stairs at northern end leading to existing asphalt parking area; and for a varying width gravel area between the landward side of the new bulkhead and the existing asphalt parking area running the entire length of the replaced bulkhead. Located: 1410 Manhasset Avenue, Greenport. SCTM# 1000-36-1-1

9. Cole Environmental Services, Inc. on behalf of **SALLY COONAN** requests a Wetland Permit to remove existing 4'x5' platform and construct a new 8'x20' timber platform landward of the bulkhead; construct a new 2' high by 20' long retaining wall into the bluff along the landward edge of the proposed deck; and for the existing bluff stairs leading to deck. Located: 2662 Paradise Shores Road, Southold. SCTM# 1000-80-1-4

10. Patricia C. Moore, Esq. on behalf of **JOAN SHANNON** requests a Wetland Permit for the existing ±22'x25.5' cantilevered upper deck and to resurface the deck; extend existing 54' long retaining wall an additional 12' to easterly property line; extend existing 75' long retaining wall an additional ±35' to easterly property line and add a 10' long return; extend an existing 50' long retaining wall up to the existing deck; extend existing lower retaining wall an additional 75' to easterly property line; replace existing 75' long bottom retaining wall in-place; remove damaged 11'x75' wood deck between lower retaining walls; replace only 19'x25' part of existing deck located under upper wood deck, and replace existing outdoor shower on lower deck; backfill area with 120 cubic yards of clean sand and top with beach stones; replace 4' wide stairs to beach off of bottom retaining wall; replace existing 4'x22' stairs that extend from top deck to lower deck; replace/repair existing 75' long bulkhead; install steps to beach off bulkhead; re-vegetate disturbed areas with mulch and native vegetation. Located: 7080 Great Peconic Bay Boulevard, Laurel. SCTM# 1000-126-11-7
POSTPONED

11. Cole Environmental Services, Inc. on behalf of **GLORIA NIXON** request a Wetland Permit to replace existing timber bulkhead in-place consisting of a 57' long bulkhead and a 6' return using vinyl sheathing; and to replace existing "L" shaped fixed timber dock in-place consisting of a 3'x10' fixed dock off of bulkhead to a 4'x16' fixed dock. Located: 5170 Skunk Lane, Cutchogue. SCTM# 1000-138-2-13
POSTPONED
12. Richard Boyd, R.A. on behalf of **CHRISTINE HOWLEY** requests a Wetland Permit to demolish existing two-story dwelling; construct new two-story, single family 5,577.20sq.ft. total footprint dwelling which includes a 680.4sq.ft. attached garage, a 107sq.ft. front roofed-over porch, 1,299.9sq.ft. of seaward side first floor decks, and 1,123.3sq.ft. seaward side second-floor decks. Located: 320 Sailor's Needle Road, Mattituck. SCTM# 1000-144-5-29.3
POSTPONED
13. Michael Kimack on behalf of **GIOIA TURITTO & NABIL EL-SHERIF** request a Wetland Permit to re-install in-kind a Bio-Log system with fill and native plantings within two (2) separate areas along the southern shoreline of subject property due to the storm damage of the existing systems. Located: 40 Beachwood Lane, Southold. SCTM# 1000-70-10-62.1
POSTPONED
14. **GAYLE B. WALLACE** requests a Wetland Permit to reconstruct the existing 3'x35' catwalk using Thru-Flow decking and raised 18" above grade; a 3'x19'8" aluminum ramp; and a 6'x20' floating dock situated in an "I" configuration with two piles to secure the float. Located: 150 Briarwood Lane (Dominant); 425 & 350 Briarwood Lane, at End of 20' Wide Right-of-Way, Cutchogue (Servient). SCTM# 1000-136-1-3 (Dominant); 1000-136-1-1 & 1000-136-1-5 (Servient)
POSTPONED
15. Patricia C. Moore, Esq. on behalf of **MICHAEL JOEL COLODNER & SARA WINSOR COLODNER** requests a Wetland Permit for the existing two-story dwelling with attached garage, existing storage building and outdoor shower along rear of dwelling; demolish existing stone patio and construct a 25'x30' upper patio with outdoor grill and counter top; construct a lower 1,244sq.ft. patio around proposed 16'x36' in-ground swimming pool; install a pool drywell; install an 8'x8' hot tub; install pool enclosure fencing, and the installation of hay bales and/or silt fencing to be installed prior to and during construction. Located: 130 Willis Creek Drive, Mattituck. SCTM#1000-115-17-17.8
POSTPONED
16. Jeffrey Patanjo on behalf of **FOR THE LOVE OF FAMILY LLC, c/o ANTHONY LOMANGINO** requests a Wetland Permit for a Ten (10) Year Maintenance Permit to dredge 250 cubic yards of course sand from existing inlet; dredged material to be spread on a beach to a maximum depth of 12"; all work to be above the mean high water line and avoiding disruption of existing vegetated wetlands in the area; the maintenance permit would include five (5) additional dredging events consisting of 50 cubic yards of sand for each event. Located: 9205 Skunk Lane, Cutchogue. SCTM# 1000-104-3-16.1
POSTPONED